178.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,900 / 763,900
					USE VALUE:	763,900 / 763,900
					ASSESSED:	763,900 / 763,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KADERIAN GEORGE & NEVART
Owner 2:	
Owner 3:	
Street 1:	55 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,657 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Aluminum Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8657.000	288,100		475,800	763,900
Total Card	0.199	288,100		475,800	763,900
Total Parcel	0.199	288,100		475,800	763,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.02 | /Parcel: 438.0

Legal Description

User Acct 120381

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0003-0001.0

!13966!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,200	0	8,657.	475,800	764,000	764,000	Year End Roll	12/18/2019
2019	101	FV	228,400	0	8,657.	475,800	704,200	704,200	Year End Roll	1/3/2019
2018	101	FV	228,400	0	8,657.	401,000	629,400	629,400	Year End Roll	12/20/2017
2017	101	FV	228,400	0	8,657.	367,000	595,400	595,400	Year End Roll	1/3/2017
2016	101	FV	228,400	0	8,657.	312,700	541,100	541,100	Year End	1/4/2016
2015	101	FV	215,700	0	8,657.	271,900	487,600	487,600	Year End Roll	12/11/2014
2014	101	FV	215,700	0	8,657.	251,500	467,200	467,200	Year End Roll	12/16/2013
2013	101	FV	215,700	0	8,657.	239,300	455,000	455,000		12/13/2012

PRINT

Date	Time
12/11/20	03:51:14

LAST REV

Date	Time
08/06/18	10:16:12

mmcmakin

13966

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15868-459		11/1/1984		114,500	No	No		Y

USER DEFINED

Prior Id # 1:	120381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
10/20/2008	Meas/Inspect	163	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8657		Sq. Ft.	Site		0	70.	0.79	7									475,799						475,800	

Total AC/HA: 0.19874 | Total SF/SM: 8657 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 475,799 | Spl Credit | Total: 475,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25206423
Const Adj.:	0.98990101
Adj $ / SQ:	161.125
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417573
Depreciation:	129448
Depreciated Total:	288126

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

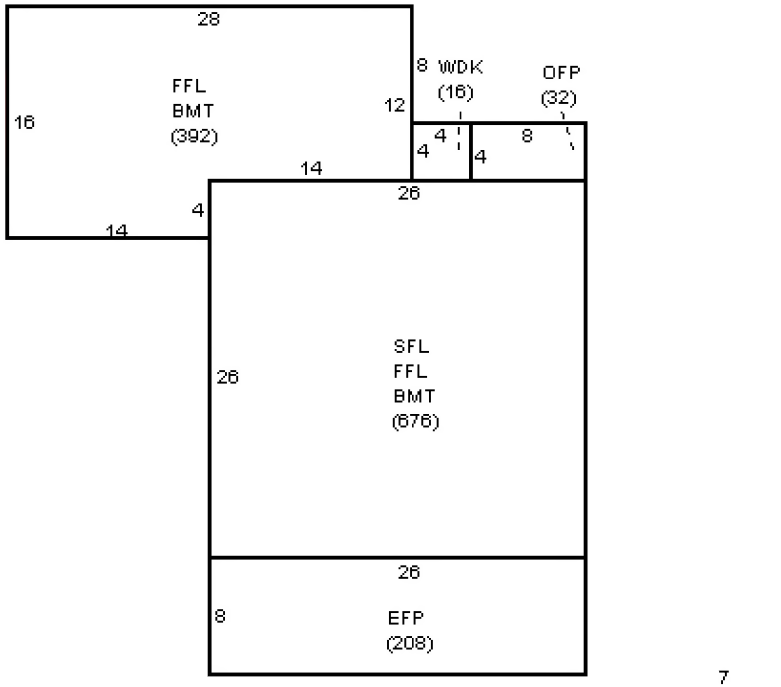
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	48.340	51,624
FFL	First Floor	1,068	161.120	172,081
SFL	Second Floor	676	161.120	108,920
EFP	Enclos Porch	208	39.910	8,301
OFP	Open Porch	32	43.560	1,394
WDK	Deck	16	15.840	253

Net Sketched Area:	3,068	Total:	342,573
Size Ad	1744	Gross Are	3068	FinArea	1744
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.12
Special Features:	0	Val/Su Net:	93.90
Final Total:	288100	Val/Su SzAd	165.19

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc